

Application No: 15/1871M

Location: LITTLE TREES, GAWSWORTH ROAD, GAWSWORTH,
MACCLESFIELD, CHESHIRE, SK11 9RA

Proposal: Proposed alterations and extension of bungalow

Applicant: David Smetham

Expiry Date: 19-Jun-2015

SUMMARY

The proposed development is deemed to be in accordance with all relevant policies in the development plan and there are not considered to be any other material considerations that would carry sufficient weight to refuse the application. Therefore a recommendation of approval is made, subject to conditions.

RECOMMENDATION:

Approve subject to conditions.

Proposal

Planning approval is sought for alterations and extension of a bungalow. The rear of the proposed extension protrudes by approx. 9.6m from the original rear wall and 6.2 meter at the widest point resulting in an approx. 56.6meter square proposed floor space. The proposal is to accommodate a utility room, bedroom and garden room.

The existing utility room is to be demolished to accommodate the new extension. The existing utility room protrudes from the original rear wall by approx. 3m and is approx. 2.8 meters wide. The floor space to be demolished is approx. 8.3 meter square.

Application Site

The application property is a detached bungalow, situated within the Green Belt and Jodrell Bank Radio Telescope Zone, as defined in the Macclesfield Borough Council Local Plan.

Relevant Planning History

N/A

Policy

National Planning Policy Guidance

National Planning Policy Framework

The National Planning Policy Framework reinforces the system of statutory development plans. When considering the weight to be attached to development plan policies, paragraphs 214 and 215 enable 'full weight' to be given to Development Plan policies adopted under the 2004 Act. The Macclesfield Local Plan policies, although saved in accordance with the 2004 Act are not adopted under it. Consequently, following the guidance in paragraph 215, "*due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the framework, the greater the weight that may be given)*".

Local Plan

Macclesfield Borough Local Plan – saved policies

BE1 (Design principles for new developments)
DC1 (High quality design for new build)
DC2 (Design quality for extensions and alterations)
DC3 (Protection of the amenities of nearby residential properties)
DC38 (Guidelines for space, light and privacy for housing development)

Between them these policies aim to protect the living conditions of adjoining residential properties from harmful loss of amenity such as loss of privacy, overshadowing, loss of light or overbearing impact. They aim to ensure that the design of any extension or new building is sympathetic to the existing building on the site, surrounding properties, open spaces, highway network and the wider street scene by virtue of being appropriate in form and scale and utilising sympathetic building materials.

Other policies of relevance are:

GC5 (Countryside beyond the green belt)
GC12 (Alterations and extensions to houses in the countryside)
GC14 (Jodrell Bank)

The Local Plan policies outlined above are all consistent with the NPPF and should therefore be given full weight.

CONSULTATION RESPONSES (external to planning)

Jodrell Bank – No comments received as of 26/05/15

VIEWS OF GAWSWORTH PARISH COUNCIL

The Council raises no objections.

REPRESENTATIONS

No comments received

OFFICER APPRAISAL

Principle of Development

The principle of the development is considered to be acceptable, subject to design, green belt and amenity, issues as examined below.

The key issues relate to 1) Impact on the area, which is situated within greenbelt 2) design, impact on character and appearance of the area/street-scene; 3) impact on neighbor amenity.

Design

The proposal is in accordance with the requirements in policies BE1, DC1 and DC2. The materials of the proposal are all to match the existing. The proposed roof is to be a pitched roof to match the existing dwelling and the existing utility room which is to be demolished.

The rear extension will not be seen from the road, resulting in a suitable relationship with the street-scene. The design of the proposed extension is considered to be of appropriate scale, siting and design to be in keeping with the context and character of the site and surroundings. The development accords with all design objectives.

Amenity

Policies DC3 and DC38 seek to protect the residential amenity of nearby properties having regard to space, light and privacy etc.

It is considered that the proposal would not have any detrimental impact upon the amenities of neighboring properties. There are no dwelling houses in close proximity to the north of the proposal. The dwelling house to the south elevation is sheltered by a hedge and fence. There are three windows on the north elevation of the adjacent property Longrise, two of these windows are obscure glazed which serve the bathroom and the third window serves bedroom 4. No objections from neighbors have been received. The proposed extension is approx. 6.7m from the boundary line and so there is no substantial space, light or privacy issues.

Green Belt

There is no planning history for this site. The utility room and south elevation window are both however later additions, but planning permission does not appear to have been applied for.

The original dwelling floor area measures approx. 167.5 meter square. The proposed floor area is approx. 227 meter square, resulting in an overall approx. 35.52% increase in floor area.

In terms of the NPPF the proposal is not classed as inappropriate development as extensions are an exception providing they are not disproportionate to the original building. The property lies within a group of development and so the general requirement for extensions to not exceed 30% floorspace over the original dwelling as stated in policy GC12 does not necessarily apply in this case. The proposed rear extension will result in an approx. 35.52% of the overall floor area of the property. Therefore the proposed is considered not to be considered a disproportionate addition. It is also considered that the extension would not be prominent and the proposal would not

adversely affect the character and appearance of the countryside. Therefore it is in accordance with policy GC12, GC5 and the NPPF.

CONCLUSION

To conclude, the proposed development is deemed to be in accordance with all relevant policies in the development plan and there are not considered to be any other material considerations that would carry sufficient weight to refuse the application. Therefore a recommendation of approval is made, subject to conditions.

RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. Standard time – 3 years**
- 2. Development in accordance with the approved plans**
- 3. Materials as per the application**

(c) Crown copyright and database rights 2015. Ordnance Survey
100049045, 100049046.

